



NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager 

FROM: George Homewood, AICP, Acting Director of Planning 

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 738 Fremont Avenue

DATE: January 31, 2014

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	738 Fremont Avenue	Neighborhood:	Huntersville
Zoning:	R-8	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	40 Ft. x 110 Ft.
House Size: (Width x Depth)	21.5 Ft. x 40.5 Ft.	Square Footage:	1,640 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Acting Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing
Department of Planning and Community Development
Development Certification for Non-Standard Lots

Applicant Information

Applicant Name:	Ywain Young	Date of Application:	January 8, 2014
Mailing Address:	501 Claxton Avenue		
City, State, Zip Code:	Seaford, VA 23696		
Phone Number:	757.286.8222	E-Mail:	

Property Information

Location:	738 Fremont Avenue	Neighborhood:	Huntersville
Zoning:	R-8	Standard Lot Size:	50 Feet x 100 Feet
House Type:	1 Story Single Family	Proposed Lot Size:	40 Feet X 110 Feet
Proposed House Size:	21.5 Feet x 40.5 Feet	Square Footage:	1,640 SF

The proposed building plans and elevations for development of the site at 738 Fremont Street and located in the Huntersville neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

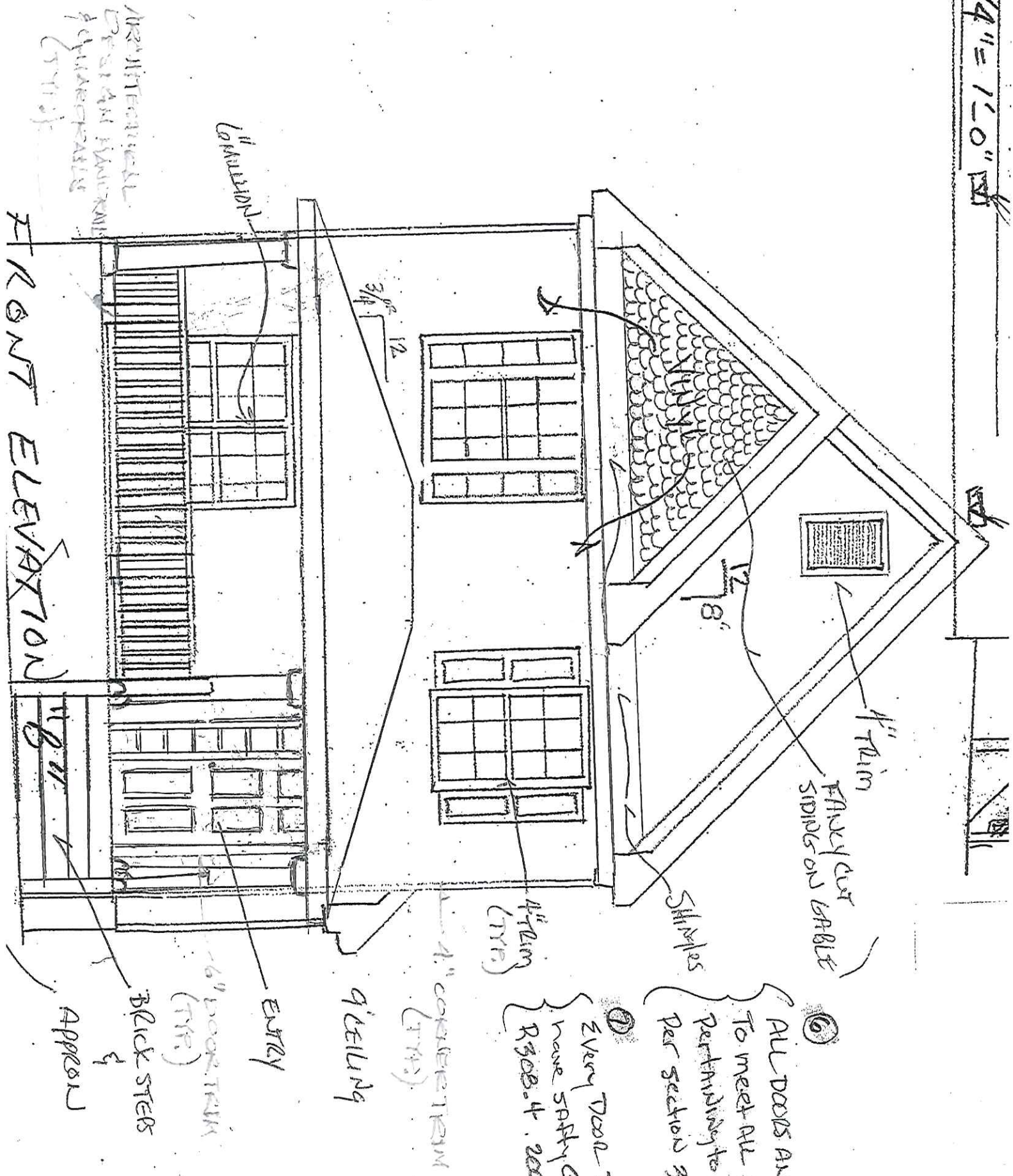
Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

George Homewood, AICP, Acting Director
Planning and Community Development

January 31, 2014
Date

BC: City Manager's Office
Planning Director
Program Manager
Building Official

4" = 1'-0"



FRONT ELEVATION

- ⑥ ALL DOORS AND WINDOWS TO MEET ALL MINIMUM REQUIREMENTS TO EMERGENCY PERMITTING TO EMERGENCY PER SECTION 310 IN THE ITC
- ⑦ EVERY DOOR INSTALLED ON HAVE SAFETY GLASS AND WE HAVE R308.4, 2009.

ALL CC BOCA, PER LO, ILC

REVISION BY

SCALE: NOTED

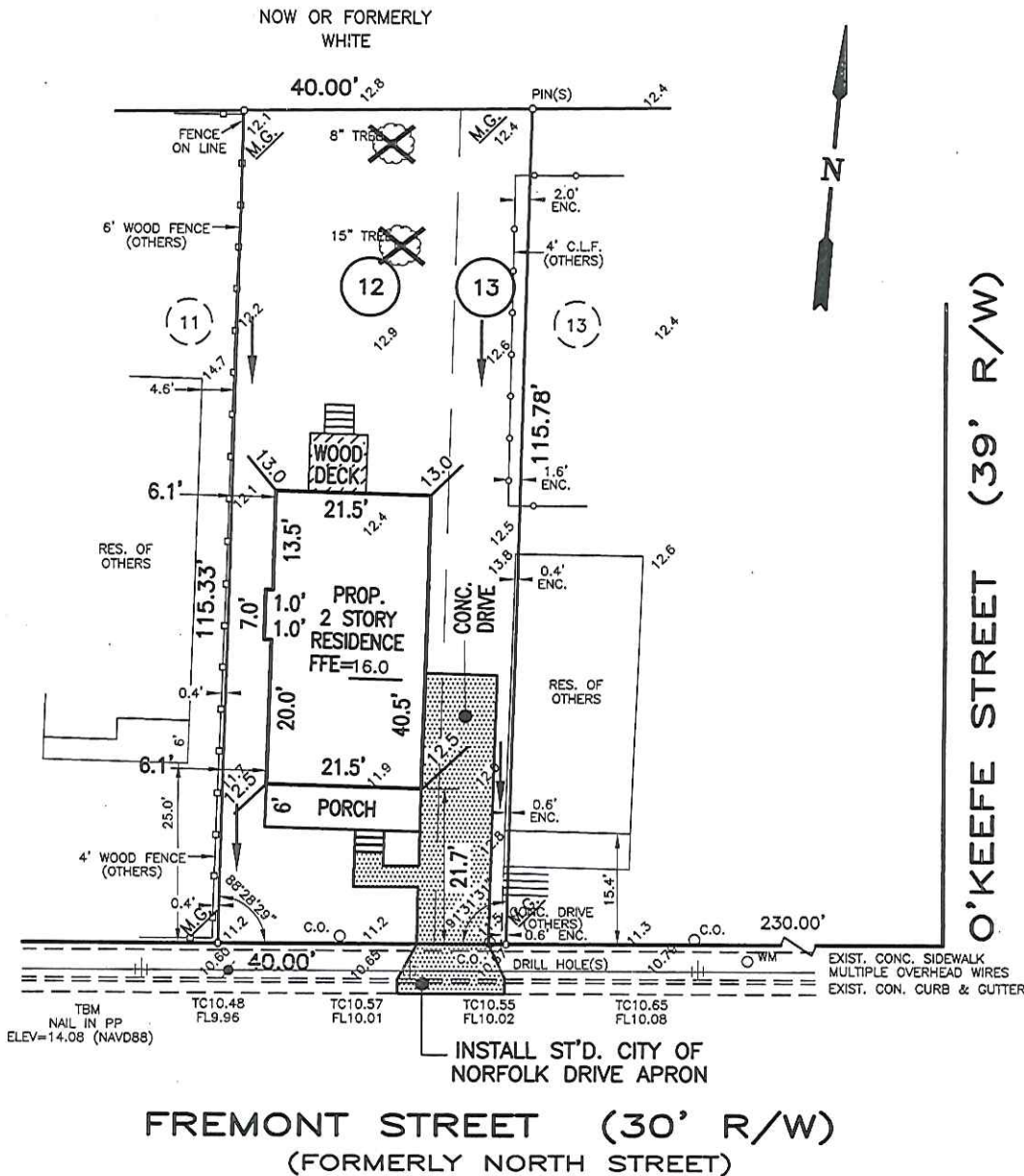
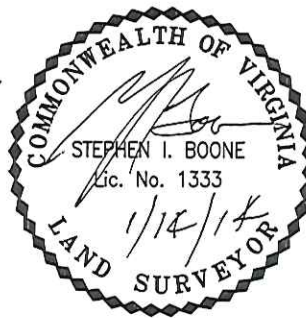
DATE: 11-26-12

T. A.

- NOTE: 1) ELEVATIONS BASED ON CITY OF NORFOLK DATUM (NAVD88)
 2) THIS SITE TO BE SERVED BY CITY WATER & SEWER
 3) THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND UTILITIES THAT AFFECT THIS PROPERTY.
 4) IT SHALL BE THE RESPONSIBILITY OF THE OWNER /CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS, BUILDING SETBACKS, AND DEED RESTRICTIONS.
 5) FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.

EXISTING ELEV. 00.0
 PROPOSED ELEV. 00.0
 DRAINAGE FLOW → MATCH GRADE M.G.
 TREE TO BE REMOVED 

THE PROPOSED RESIDENCE SHOWN HEREON IS IN FLOOD ZONE "X"
 FIRM MAP CITY OF NORFOLK COMMUNITY NO. 510104
 MAP REVISION: SEPT. 2, 2009 PANEL NO. 0135F



REFERENCE:
 INSTRUMENT NO. 130030479

SITE PLAN

OF
 738 FREMONT STREET, NORFOLK, VIRGINIA
 LOT 12 AND PART OF LOT 13
 PLAT OF PART OF HUNTERSVILLE
 M.B. 1, PG. 30 (CHESAPEAKE)
 FOR: YOUNG TEC CONSTRUCTION

STEPHEN I. BOONE & ASSOCIATES, P.C.
 LAND SURVEYORS
 PORTSMOUTH, VIRGINIA

SCALE: 1" = 20'

DATE: DECEMBER 31, 2013